

CITY OF ALAMO HEIGHTS
CITY COUNCIL
March 22, 2010

A regular meeting of the City Council of the City of Alamo Heights, Texas was held at the Council Chambers, 6120 Broadway, at 5:30 p.m. on Monday, March 22, 2010.

Present and composing a quorum were:

Mayor Louis Cooper
Mayor Pro-Tempore Susan Harwell
Councilmember Stan McCormick
Councilmember Bobby Rosenthal
Councilmember Jill Souter

Also attending were:

City Manager Ann Benson McGlone
Assistant City Manager/Public Works Director Shawn P. Eddy
City Attorney Mike Brenan
Communication/IT Manager Marian Ramirez
Finance Director Cynthia Barr
Community Development Director Brian Chandler
City Secretary Jennifer Reyna
Fire Chief Bill Hagendorf
Police Chief Rick Pruitt

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Mayor Louis Cooper called the meeting to order at 5:34 p.m.

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Mayor Cooper asked City Council for any corrections to the minutes of the March 8, 2010, City Council Meeting. A motion was made by Councilmember Stan McCormick to approve the minutes of March 8, 2010. The motion was seconded by Councilmember Jill Souter and passed by unanimous vote.

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Item # 2 City Manager's Report

a. Discussion of no City Council Meetings in July due to Budget Preparation

City Manager Ann McGlone suggested cancelling the City Council Meetings in July to allow City Council Members and staff additional time to prepare for the budget process. City Council agreed to cancel the meetings in July and resume in August.

b. Update on Crime Report

City Manager Ann McGlone referenced a chart that displayed the index crime comparison for the years 2008 - 2009. She emphasized that crime activity has decreased. In addition, she announced that copies of the crime index comparison for the years of 2005 - 2009, which was presented to City Council in December 2009, are available at the rear entrance of the Council Chambers.

Ms. McGlone confirmed the individual that were approaching homes and asking to borrow money from residents during the past week was identified and has been apprehended. She added that after the email notification of the scam, 20 residents requested to be added to the City's electronic notification system.

c. Dog Park Update

Ms. McGlone referenced the dog park article published in the current *North Central News*' edition and stated the dog park meeting was a public meeting to discuss the dog park and a location. She reassured the Council of the open process and the intent to gather public input for this project and the proposed site. Ms. McGlone stated the location of the dog park was suggested at the charrette of the Comprehensive Plan and presented at the February 27th Design Workshop for input. She noted Fernando Centeno, who provided guest commentary in the newspaper with claims that the process has not been "open," was not even present at the February 27th meeting that he referenced.

Mayor Cooper asked if there was an outreach to Mr. Centeno and suggested to contact him to obtain his input. Ms. McGlone replied there was a personal invitation of the dog park meeting and further contact will be made to Mr. Centeno.

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Citizens To Be Heard Concerning Non-Agenda Items

Lissa Martinez, 700 Alta Avenue, announced the Basura Bash event that is scheduled for Saturday, March 27th at 9 a.m. Ms. Martinez expressed appreciation in the event's information printed in the City's newsletter. She expressed intent to address the debris on the private property located in the Jones-Maltsberger area separately from the Basura Bash event. Ms. Martinez expressed concern on the debris in the Olmos Basin area and announced a meeting with the San Antonio River Authority (SARA), Headwater Conservancy, City of San Antonio Parks and Recreation Department and Public Works Department was held on Friday, March 26th at 1:30 p.m. to observe the issue. She also expressed her appreciation of the e-mail blasts that informs residents about the Olmos Basin Closures.

Mayor Cooper thanked and expressed appreciation to Ms. Martinez for her efforts and service to the community.

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Items for Individual Consideration

Item # 4 Mayor Cooper read the following caption.

**AN ORDINANCE REPEALING CURRENT CHAPTER 5
AND ADOPTING A NEW REPLACEMENT CHAPTER 5
ALAMO HEIGHTS CITY CODE OF ORDINANCES**

Community Development Director Brian Chandler made a PowerPoint presentation that included background information, summary amendments, and a public input process timeline. Staff recommended approval.

Mr. Chandler provided a summary of the code and fee amendments that include examples such as no increase on fees, demolitions to be reviewed by the Architectural Review Board (ARB), and the impact it will have on the business community. He briefly summarized the public input process timeline.

He also provided an update to City Council on the meeting that was held on March 10th with business/commercial property owners. The March 10th meeting resulted in amendments to include: proposed tree mitigation ratio from 3:1 to 1:1 and reduced ARB sign application review fees from \$250.00 to \$100.00.

Mr. Chandler provided new scenarios under the proposed amendments that compared the savings and time to the applicant and the City.

The following citizens spoke on this matter:

George Geis, property owner in Alamo Heights, requested a two-week extension to review the overall changes related to Chapter 5. Mr. Geis stated that if granted he and those on his side would not request any additional extensions.

Councilmember Bobby Rosenthal asked Mr. Geis how close the business property owners were to finalizing Chapter 5 and if there were new issues or were most changes agreeable.

Mr. Geis responded that business property owners were close to finalizing; the business property owners needed clarification. Mr. Geis stated it had been difficult to meet during spring break. Mr. Geis emphasized the need of an additional opportunity to review proposed Chapter 5 revisions to ensure comprehension and comfort level from the business property owners.

There was a discussion among City Council regarding adoption of the ordinances and consideration of refunding fees to applicants that submitted applications dated between March 22, 2010 and the adoption date. City Council also discussed that the next council meeting was scheduled is three weeks allowing Mr. Geis and his side additional time beyond their request.

Lane Mitchell, 303 Castano Avenue, member of the Planning & Zoning Commission and the Building Advisory Regulatory Committee, stated the proposed amendments are simple to comprehend and the process is easier.

Mayor Cooper and Councilmember McCormick stated that after a year from the adoption of Chapter 5, City staff will review and report any recommendations to City Council for revisions and improvements.

Bill Kiel, 124 Corona Avenue, expressed support in the revisions to Chapter 5. Mr. Kiel supported that demolitions be considered by the ARB are appropriate. The proposed charges saves time and fees.

Richard Garison, 524 Evans Avenue, spoke in favor of the adoption of Chapter 5 Code of Ordinances, specifically to the residential code changes. Mr. Garison supported the savings that citizens would benefit in the lowering of fees. He is supportive of the contractors' designated allowable working hours that are referenced in Chapter 5.

John Hertz, 316 Harrison Avenue, expressed concern about demolitions. Mr. Hertz expressed disappointment in the demolition process that does not preserve historical buildings and has no regard to asbestos mitigation. He encouraged deconstruction and contrasted the current demolition process, which does not require a licensed professional, to the tree preservation program, which does require a licensed professional. Mr. Hertz supported green building standards and asked City Council to commit a task force that is supportive in making Alamo Heights a better place to live.

Councilmember Souter responded to Mr. Hertz that asbestos is enforced and stated her intent to establish a Task Force to support green building standards and to develop incentives. Councilmember Souter recommended City Manager Ann McGlone, City Attorney Mike Brennan and Community Development Brian Chandler continue to work with Mr. Geis.

Mayor Pro Tem Susan Harwell stated there are nine pages of compiled suggestions from many residents, property and residential owners, different committees and City staff that contributed to the proposed revisions. Mayor Pro Tem Harwell thanked the Building Advisory Group for their time.

Mayor Cooper thanked everyone for their input.

The item was postponed until the April 12th City Council Meeting.

Item # 5 Mayor Cooper read the following caption.

**AN ORDINANCE ADOPTING A SEPARATE SCHEDULE
OF DEVELOPMENT FEES**

Mayor Cooper announced this item was presented during Item # 4's presentation.

The item was postponed until the April 12th City Council Meeting.

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Staff Reports

Item # 6 Mayor Cooper read the following caption.

Presentation of Comprehensive Annual Financial Report for the fiscal year ended September 30, 2009 by Mike Del Toro with Thompson, Williams, Biediger, Kastor & Young, LC

Finance Director Cynthia Barr introduced Mike Del Toro and Janet Pitman, CPAs and Audit Partners of Thompson, Williams, Biediger, Kastor & Young, L.C. Mr. Del Toro made a PowerPoint presentation that summarized the contents of the Comprehensive Annual Financial Report (CAFR).

Mr. Del Toro stated that the audit is unqualified. There are no qualifying statements in the opinion letter. This is the best opinion an independent auditor can provide.

Mr. Del Toro summarized the city had a good fiscal year with net assets at the government-wide level which increased 6% from last year. He stated the City of Alamo Heights has received the Certificate of Achievement for Excellence in Financial Reporting that is issued by the Government Finance Officers Association (GFOA).

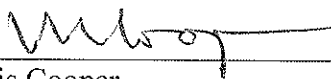
Mr. Del Toro thanked City Manager Ann McGlone and City staff for their time. Ms. Barr stated the Comprehensive Annual Financial Report (CAFR) will be on the City's website and questions are welcomed.

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There being no further business, a motion was made by Councilmember Rosenthal to adjourn the meeting. A motion was seconded by Councilmember Souter and passed by unanimous vote. Mayor Cooper adjourned the meeting at 6:41 p.m.



Louis Cooper
Mayor



Jennifer Reyna, TRMC
City Secretary